



chartered surveyors
and property consultants



Sheer Farm Oast • North Road • Goudhurst • Kent TN17 1JR

Trade Counter Warehouse / Showroom - To Let - 5318 sq ft (494 sq m)



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and property consultants**

COMMERCIAL



Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

- Subject to contract & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.



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Location

Sheer Farm Oast is situated directly off North Road (B2079) around 1.3 miles north of Goudhurst. The A21 is around 4 miles to the southwest, via Goudhurst and the A262. Junction 5 of the M25 is a further 19 miles to the northwest. This is a rural location with the benefit of ample parking and yard area to the front and side of the building.

Description

Originally an agricultural oast, constructed around the 1950's, of steel frame construction and arranged over ground and first floors. Currently the first floor is being used as a tile showroom and stores, and access from the front via external stairs. The ground floor is suitable for storage of light industrial uses, and access by a roller shutter door on the side of the building.

Floor Areas

The approximate overall gross internal floor areas are as follows:
 Ground – 2659 sq ft
 First – 2659 sq ft
 Total – **5318 sq ft** (494 sq m)

Rent

£35,000 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The rateable value is £20,750. Interested parties are advised to check the actual rates payable directly with Tunbridge Wells Borough Council – 01892 526121.

Viewing Arrangements

Strictly by appointment.

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